

- > ADJACENT TO OSPREY HOUSE, PROMINENT CORNER LOCATION WITHIN POPULAR TRADING ESTATE
- > SITE AREA EXTENDING TO APPROXIMATELY 0.13 ACRES
- > PLANNING PERMISSION IN PRINCIPLE FOR DEVELOPMENT OF TWO INDUSTRIAL UNITS
- > AVAILABLE TO BE LET IN CONJUNCTION WITH AN OFFICE SUITE IN OSPREY HOUSE
- > OFFERS OVER £137,500

**FOR SALE / TO LET**

**LAND AT RUTHVENFIELD ROAD/INVERALMOND ROAD,  
INVERALMOND INDUSTRIAL ESTATE, PERTH, PH1 3EE**

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## LAND AT RUTHVENFIELD ROAD/INVERALMOND ROAD, INVERALMOND INDUSTRIAL ESTATE, PERTH, PH1 3EE

### LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

Inveralmond Industrial Estate is an established commercial and industrial location within Perth. The subjects are located adjacent to Osprey House in a prominent corner location of Ruthvenfield Road and Inveralmond Road.

### DESCRIPTION

The subjects comprise an open yard secured by steel security fencing which currently forms part of Osprey House.

Our client is proposing to dispose of this area of ground separately and has recently secured planning permission for the development of 2 industrial units upon the site.

Consent has been obtained for an additional unit to the rear of Osprey House, however, our client will retain this and the purchaser will be able to create a separate access off Inveralmond Road (awaiting approval).

Further information available on Perth & Kinross Council Planning Website under Reference 23/01427/IPL.

The subjects are available to be let in conjunction with an office suite in Osprey House.

### ACCOMMODATION

The site area is understood to extend to approximately 540 sq. m. (0.13 acres or thereby).

Please note the plan overleaf shows the entire site holding and a separate title plan will be prepared to show the area being sold.



## TERMS

Our client is inviting offers in excess of £137,500 for their heritable interest.

## RATEABLE VALUE

To be assessed.

## VAT

Prices quoted are exclusive of VAT.

## LEGAL COSTS

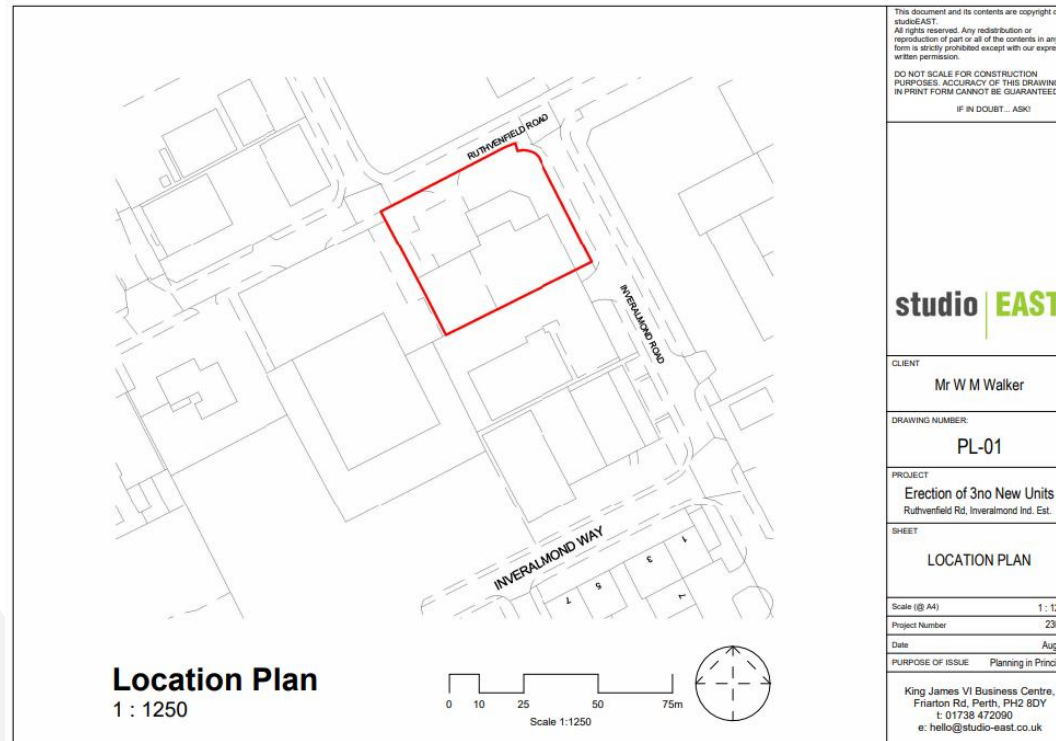
Each party to bear their own legal costs in connection with this transaction.

## MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors** Jonathan Reid, 2 Whitefriars Crescent, Perth, PH2 0PA  
[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – 01738 638188

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